Distinctive Low Cost Homes

GIBBS LUMBER CO.

Three Retail Yards

ANAHEIM - FULLERTON - PLACENTIA

The Gift of

ANNA M. SCHWEINFURTH
TRUST

to the
CLEVELAND
PUBLIC LIBRARY
FINE ARTS DEPARTMENT

JH01116 #39761
$225

THE Selection of Modern, Inexpensive Homes on the following pages are submitted with a desire to be of greatest possible service to the small home builder and investor.

EACH house is designed with the thought of combining beauty, economy and practicability with greatest home value, and we trust you will be able to choose one to meet your requirements.

BUILDING a home is possibly the most important investment in the lifetime of the average citizen, and in order to receive fullest value, it is necessary that he be protected in such manner as to eliminate waste space yet incorporate modern trends, and these plans, accompanied by full specifications listing grades and qualities of materials covering all trades, will enable the builder or contractor to check costs and eliminate guess work, thus saving arguments over "extras".

BETTER financing invariably results from using complete plans such as we supply.

To determine approximate construction cost, multiply your local square foot building cost by (footage) shown in connection with each plan.

All planning and designing service rendered by us is under the direct supervision of

WM. E. CHADWICK

Registered Structural Engineer

E. M. Dernier Service Bureau

Distinctive Low Cost Home Plan Information

Our plans should not be confused with ordinary "Stock Plans". They are fully detailed, complete working drawings complying generally with Federal Housing Requirements and Standard Building Codes.

Complete blue print plans will be furnished at $10.00 for one set, duplicate sets covering the same construction, $3.50 each; duplicates must be ordered with original. A set of general specifications are included with each set of blue print plans.

Sales tax will be added to cost of plans sold in California.

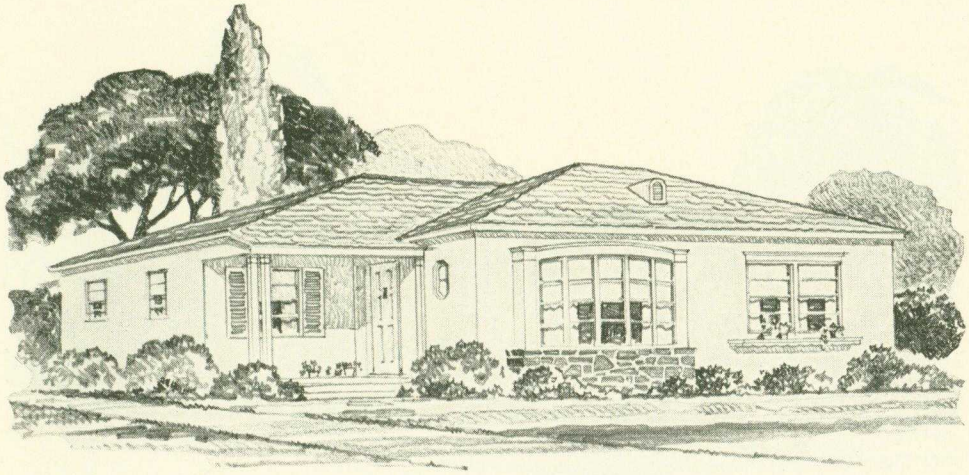
Our planning department is fully equipped to execute any special work for you. From the description you furnish we prepare sketches, these are then submitted for your correction and from the O. K.'d sketches complete detailed plans will be developed. A charge of $10.00 is made for sketches and the cost of developing the detailed plans will be quoted when submitting sketch designs.

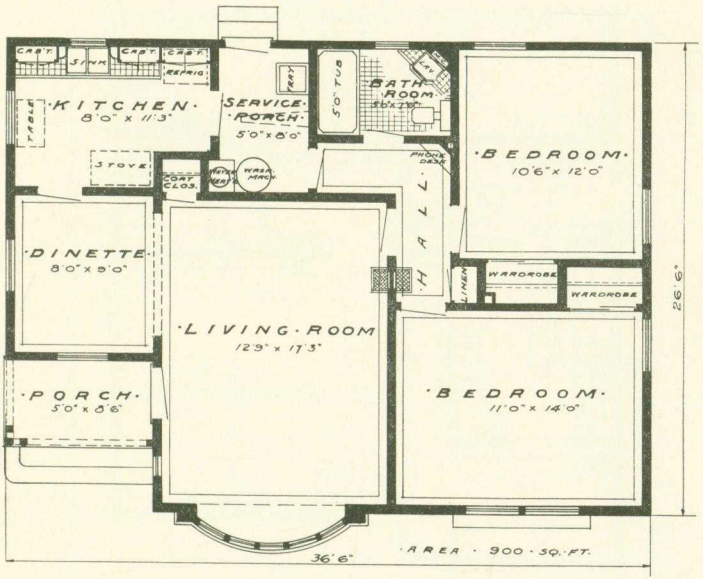
E. M. Dernier Service Bureau

3443 Fourth Avenue, **PArkway 2598**

Los Angeles, California

Copyright 1941, E. M. Dernier

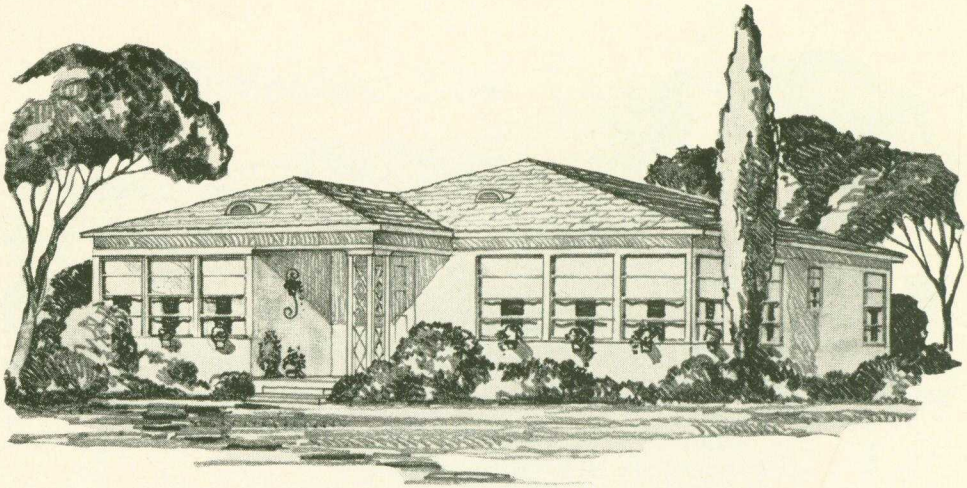


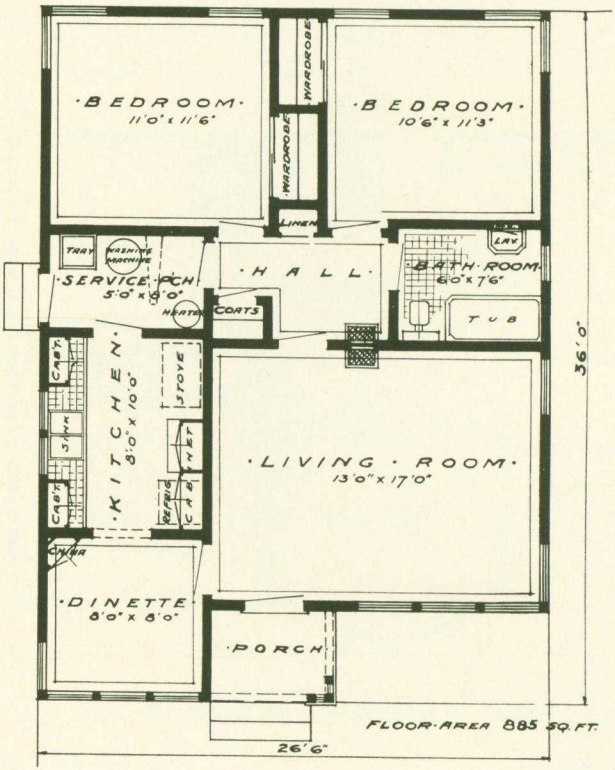


FLOOR PLAN NO. 3265

Exceptional value has been incorporated into this grand little home.

The dignity and charm of the exterior blends perfectly with the well balanced floor plan, contributing much toward modern home comfort.

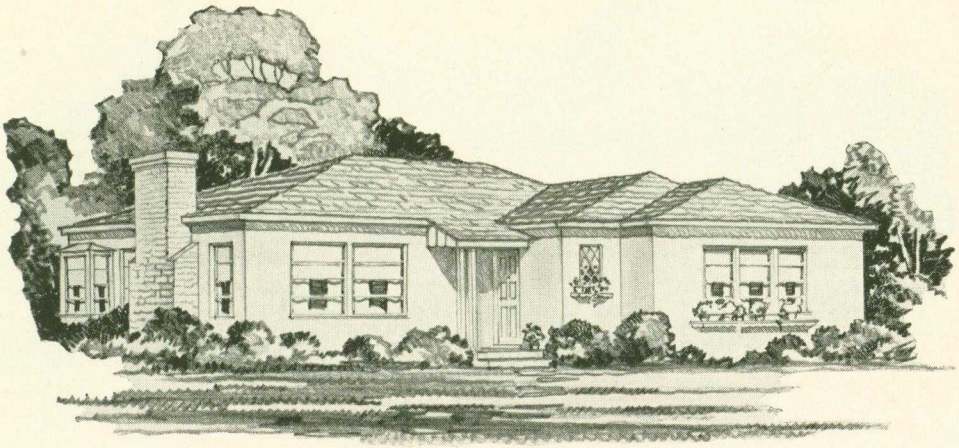


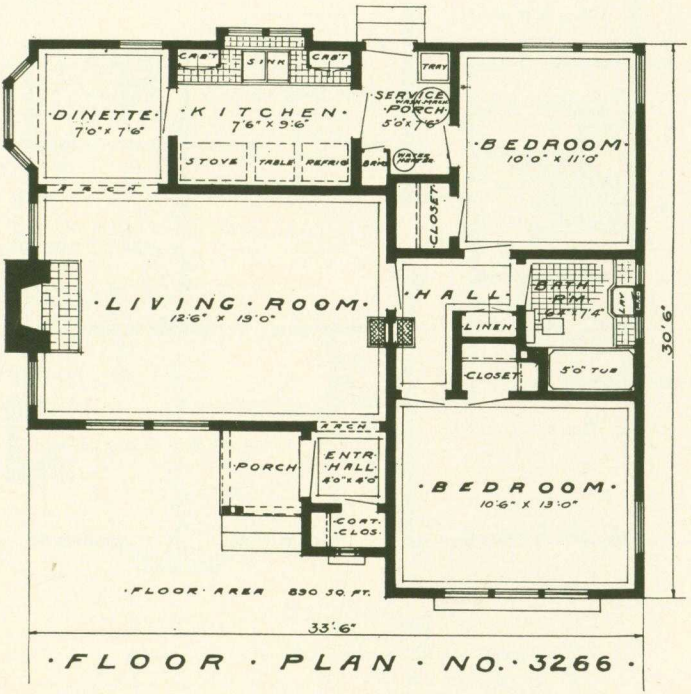


·F L O O R · P L A N · NO. 3259·

Efficient planning is the keynote in both the interior and exterior of this five-room home.

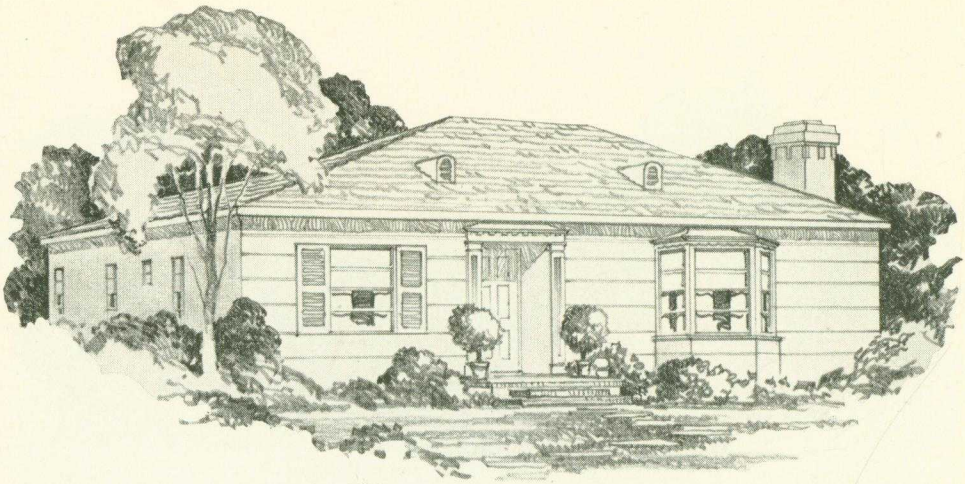
The special treatment of windows not only adds a modern touch but furnishes cross ventilation for each room.

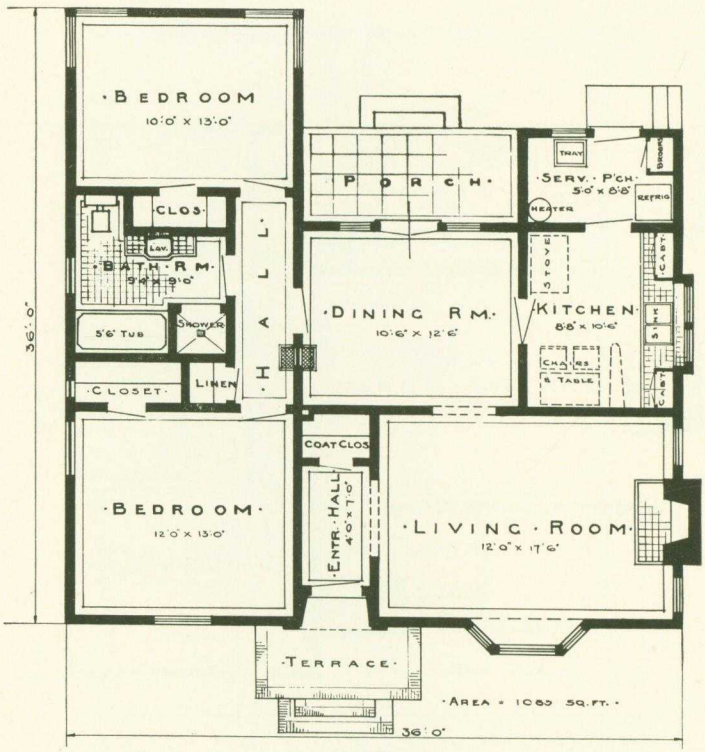




·FLOOR · PLAN · NO. · 3266 ·

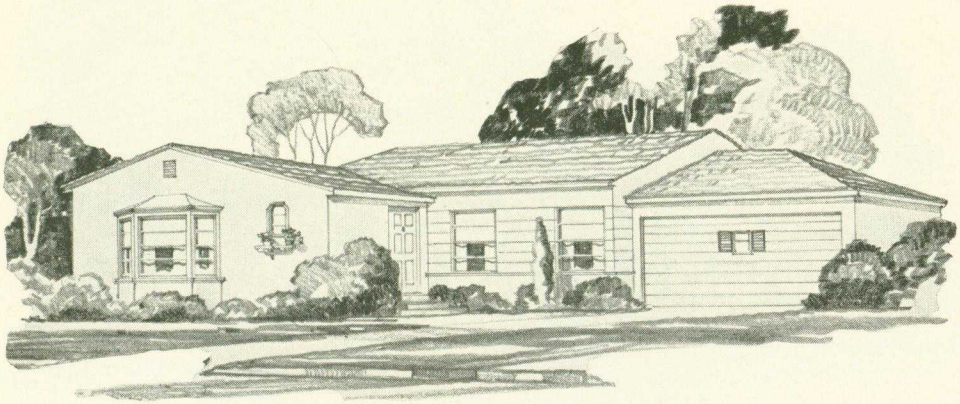
Nothing has been overlooked in the planning of this home to make it outstanding, and the many unique and convenient features incorporated join in an appeal to the thrifty home builders.

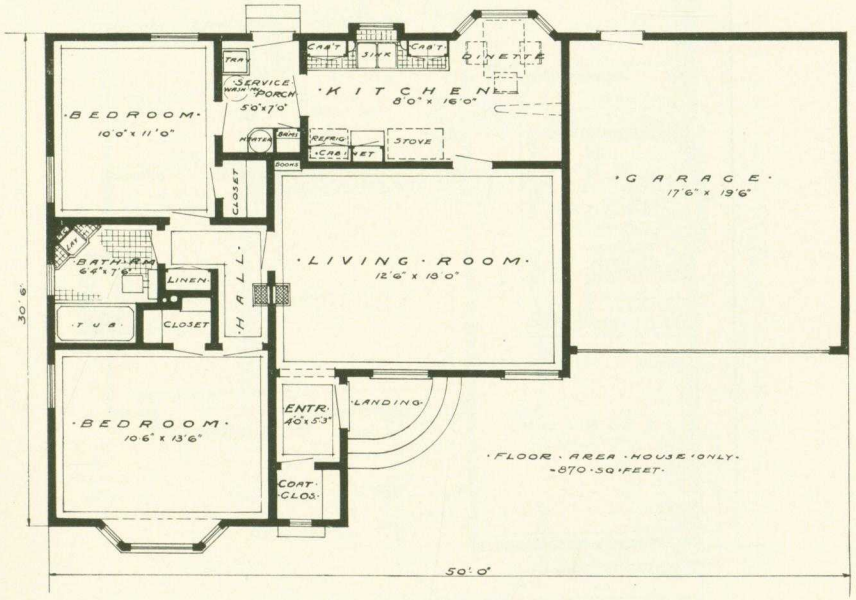




FLOOR PLAN NO. 3250

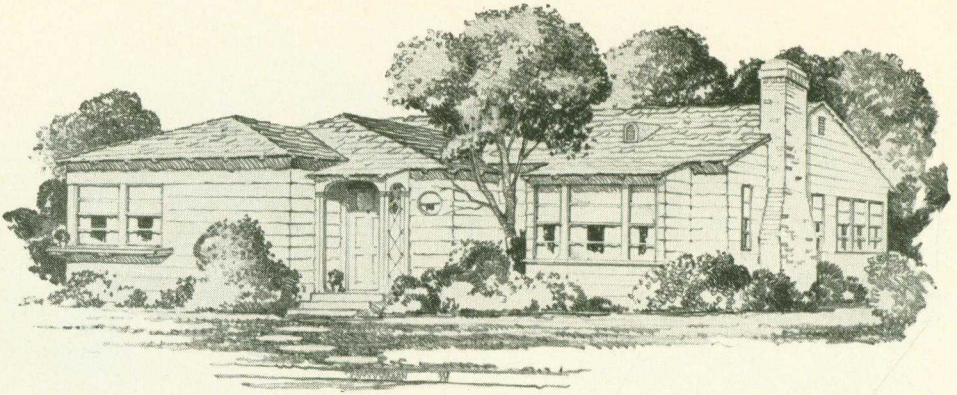
The simplicity of the exterior, revealed entry with handy coat closet, large living room boasting of a comfortable fireplace and attractive bay, together with the dining room flooded with light from the patio porch show utmost care in planning.

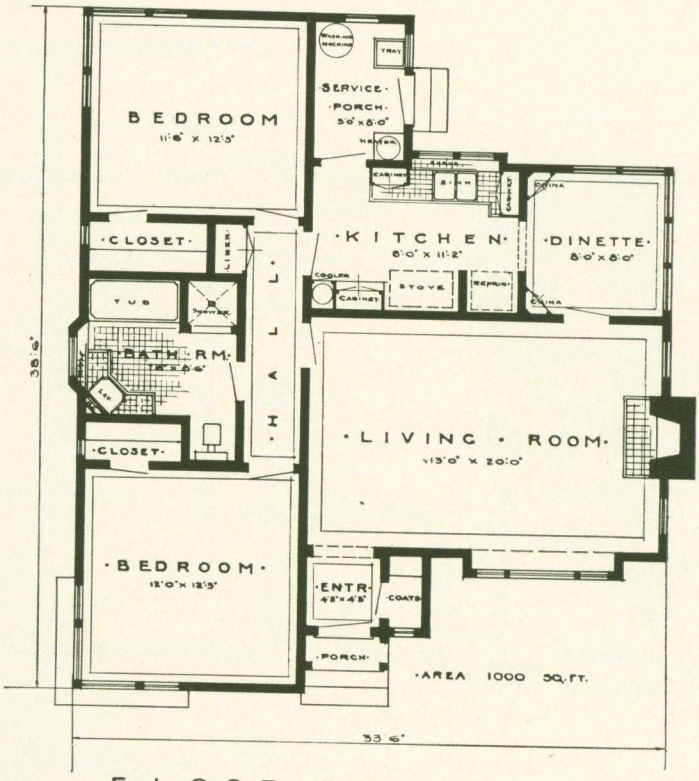




FLOOR PLAN NO. 3253

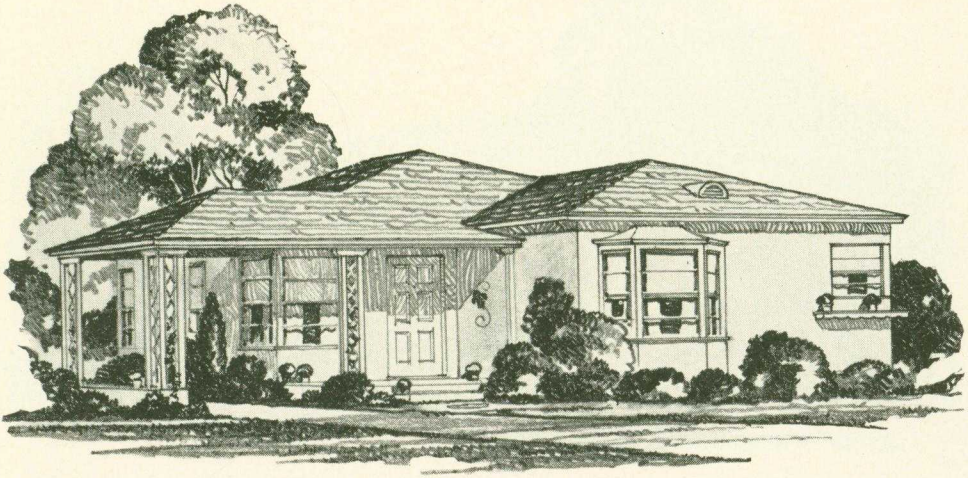
A home that is noticeably different. Real home value is expressed in the unusually well arranged floor plan, and the attached garage not only lends width but harmonizes perfectly with the exterior.

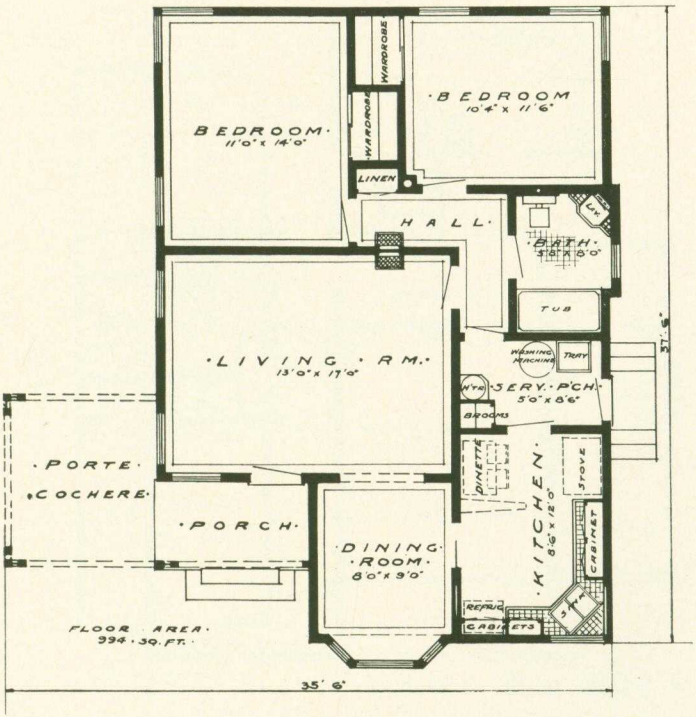




FLOOR PLAN NO. 4415

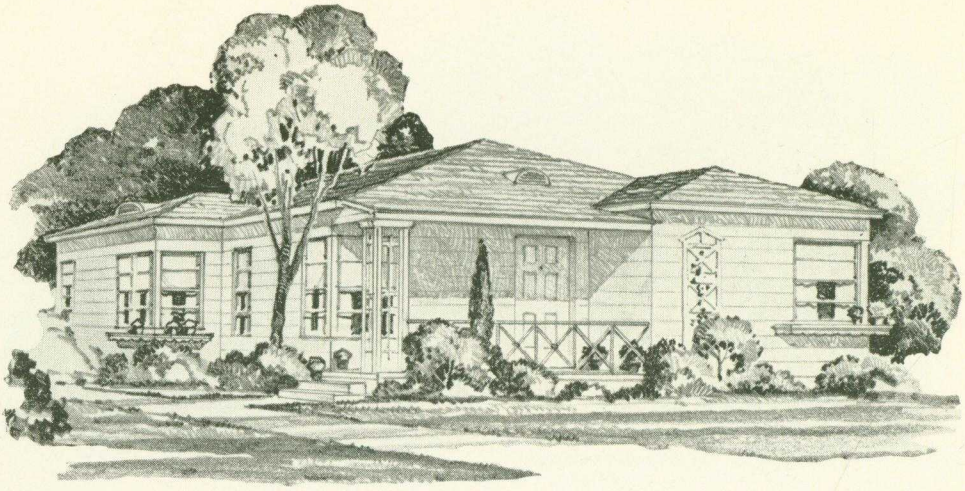
The welcoming entry, square bay and corner window with plant shelf add dignity to this lovely frame home and every modern convenience has been incorporated within to make it worthy of adoption.

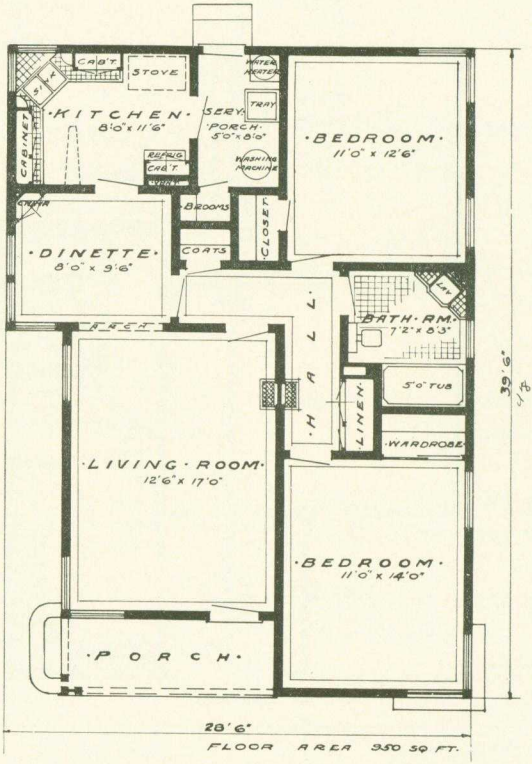




FLOOR PLAN NO. 3256

A cleverly arranged home for a narrow lot, in which many worthwhile features have been planned. The extension of the porch over driveway gives a broader appearance to the front and adds to its attractiveness.

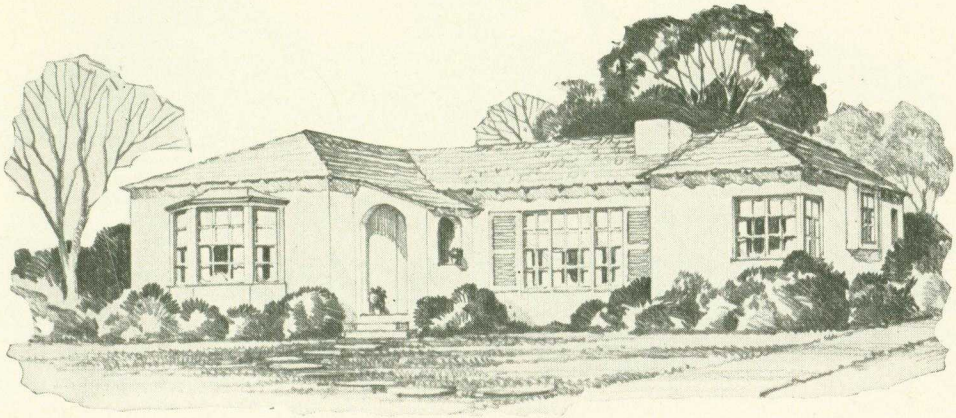


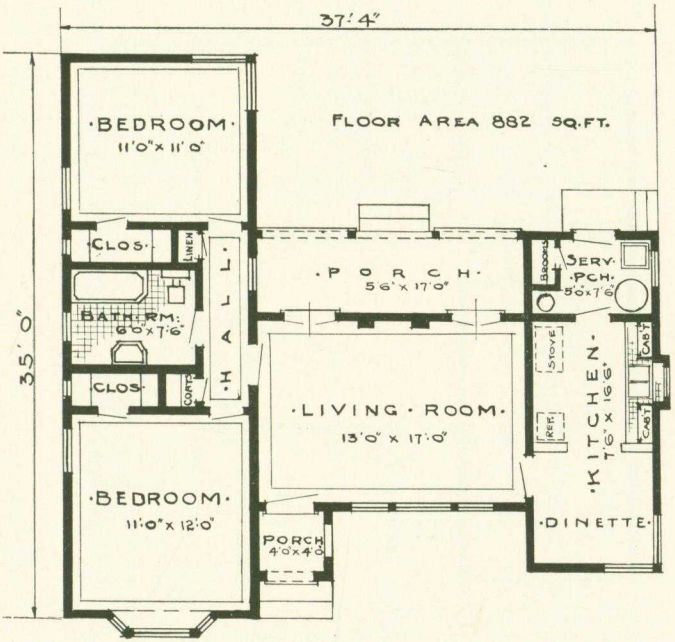


FLOOR PLAN No. 3252

Another attractive five-room home which can be built on a narrow lot.

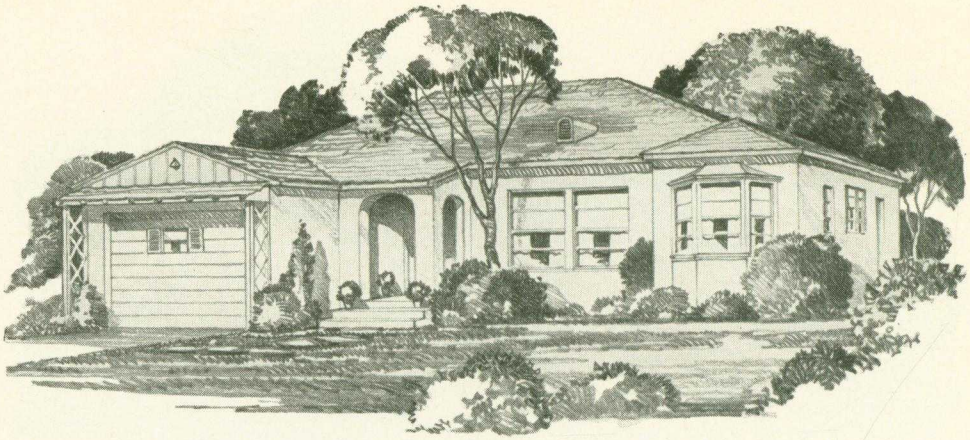
Worthy of special mention are the cozy dinette opening into both living room and kitchen, corner sink and lavatory, and the easy access from every room to bath.

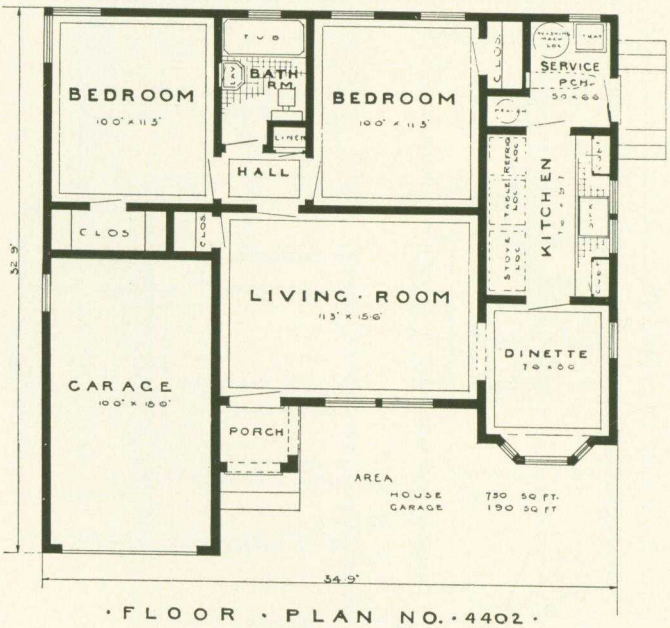




·FLOOR·PLAN·NO.3134·

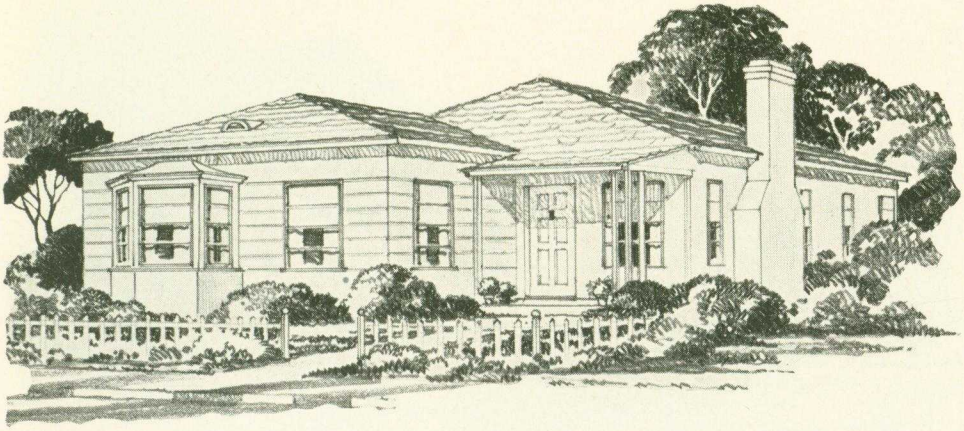
Inside and out this little home radiates hospitality. The large well-lighted living room opening onto the rear porch provides an ideal spot for entertaining or recreation.

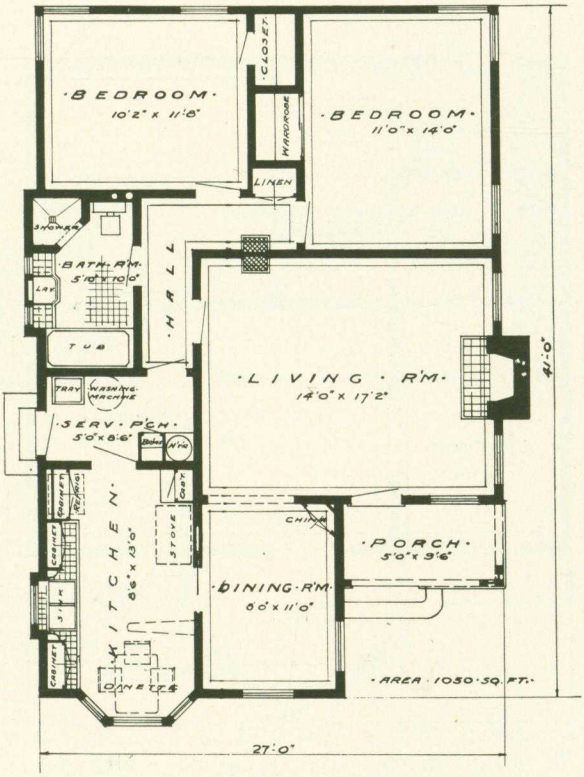




· FLOOR · PLAN NO. · 4402 ·

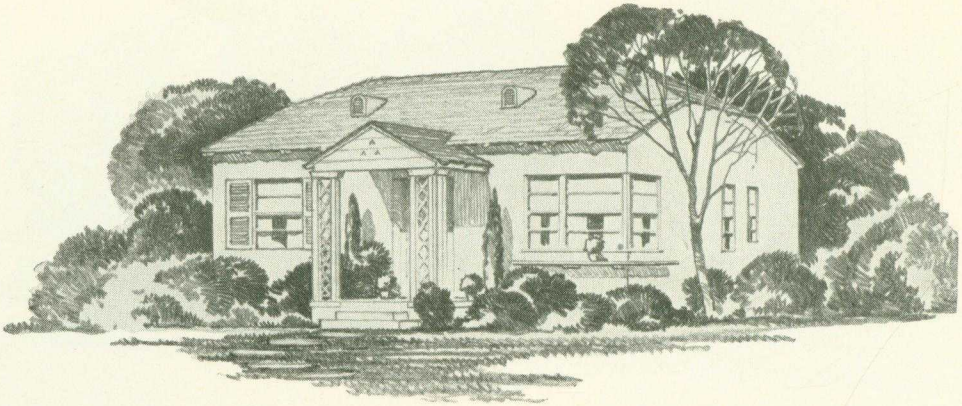
The interesting effect produced in the exterior of this home by attached garage, and the cosy and pleasing arrangement of rooms, prove that small homes can contain all the charm and conveniences of the larger ones.

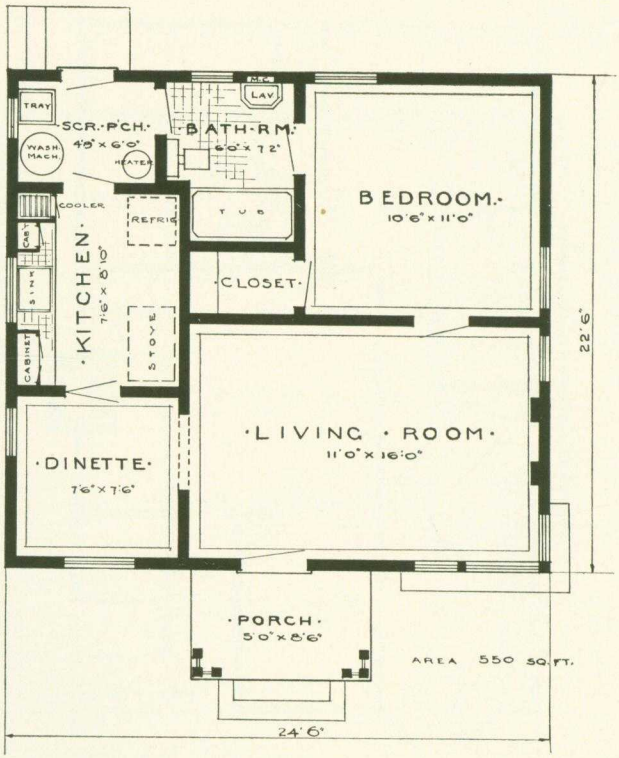




FLOOR PLAN · No. 3257.

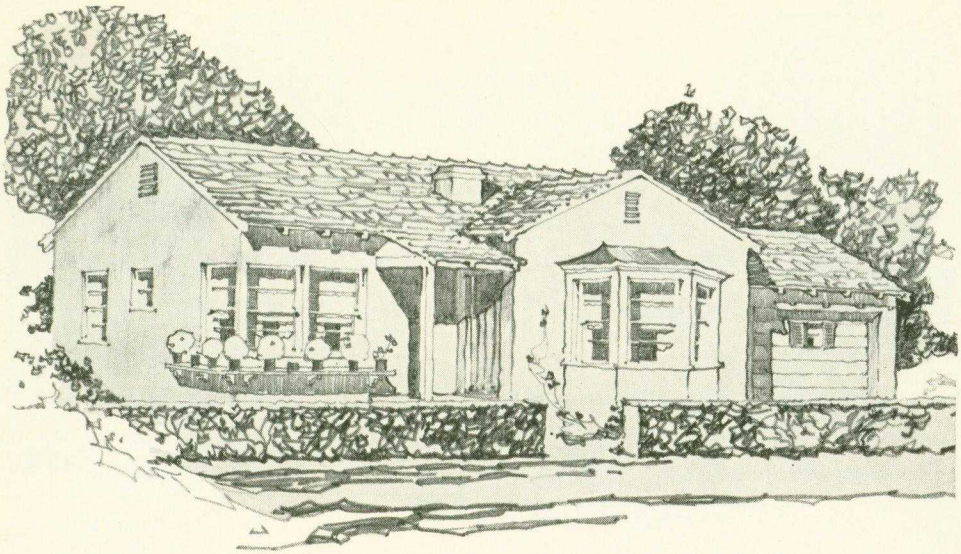
Harmony rules in the lovely small homes of today. The wide Redwood siding between the windows, and the modern trend of featuring living room, dining room and kitchen in front, as well as the extra dinette in the kitchen, make this home outstanding.

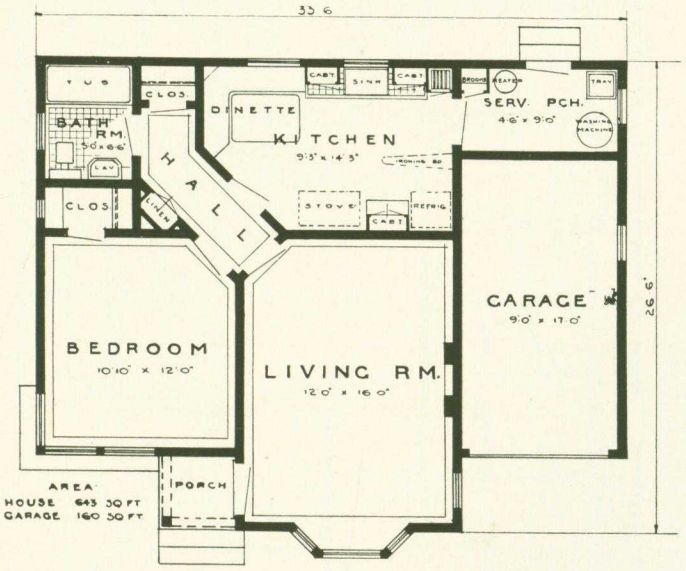




FLOOR PLAN No. 4411

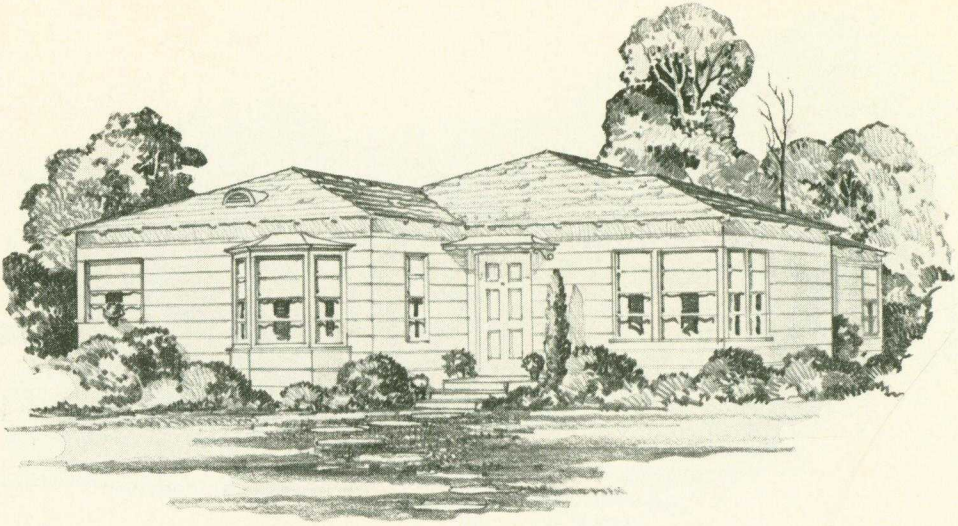
Ideally suited for the small family or for a court unit. The simplicity of design makes this home economical to build. It has many features worthy of your consideration.

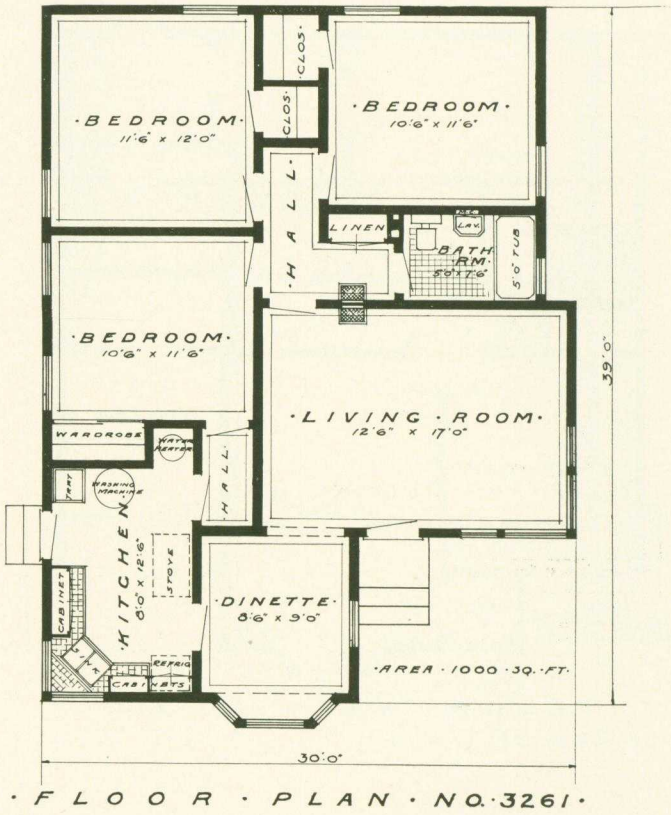




· FLOOR · PLAN · NO. · 4405 ·

Most unusual details have been incorporated into this grand little four room home with attached garage. The floor plan is so arranged that another bedroom may be added later on.

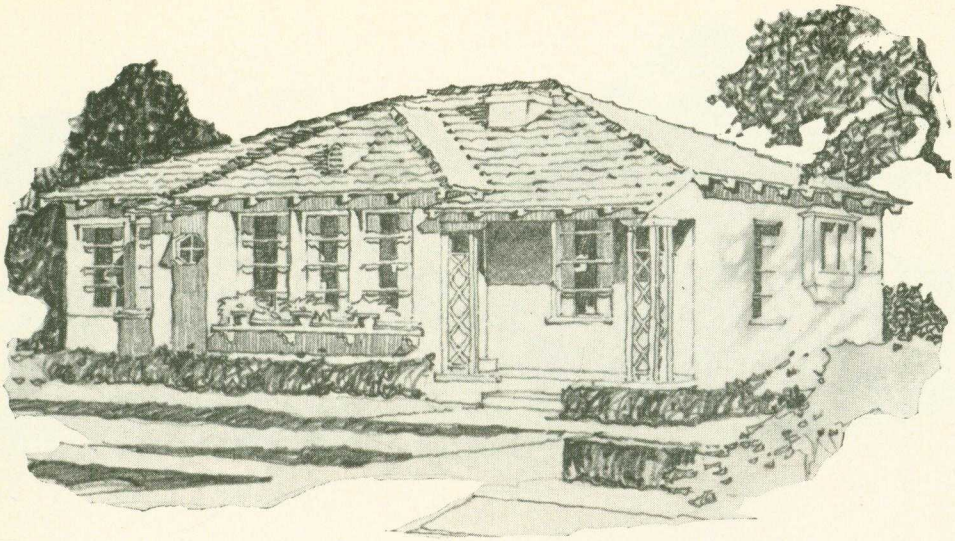


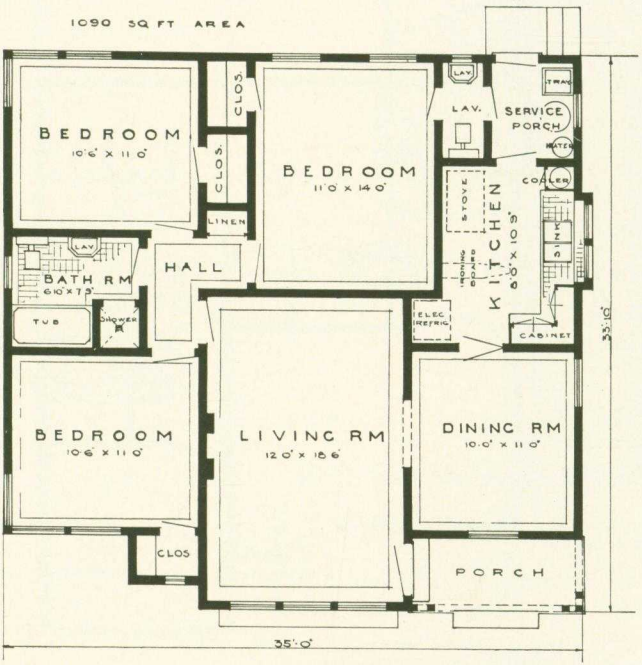


·F L O O R · P L A N · NO. 3261·

This little home boasts of three bedrooms, living room, dinette, kitchen and bath.

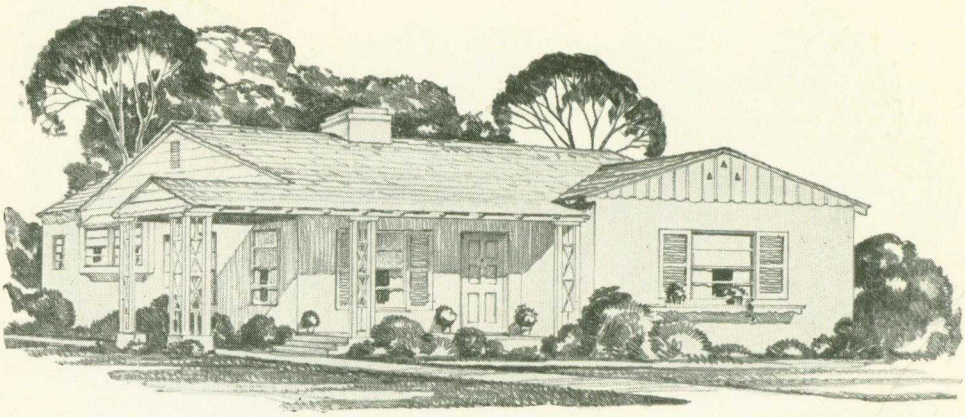
To conserve space the laundry tray and washing machine were placed in the kitchen, however, can be installed in the garage if desired.

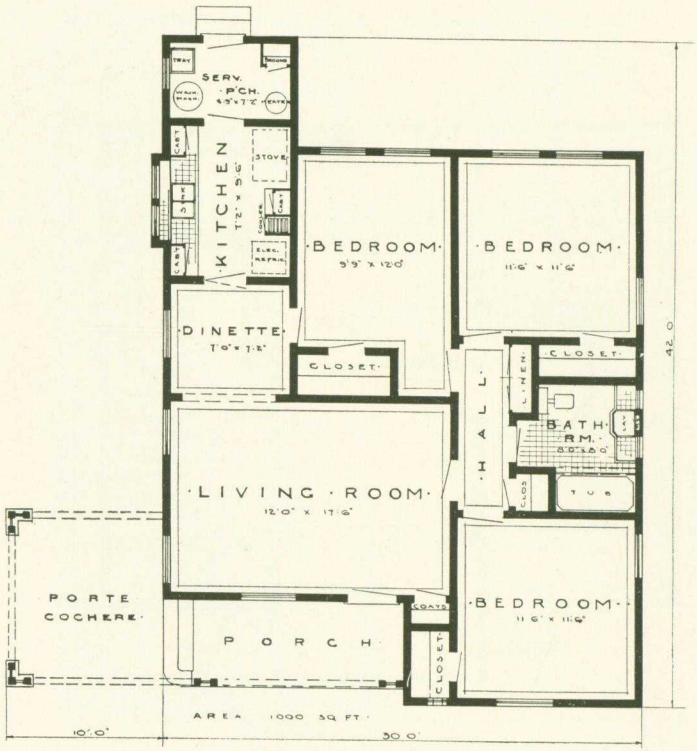




·FLOOR·PLAN·NO.·4404·

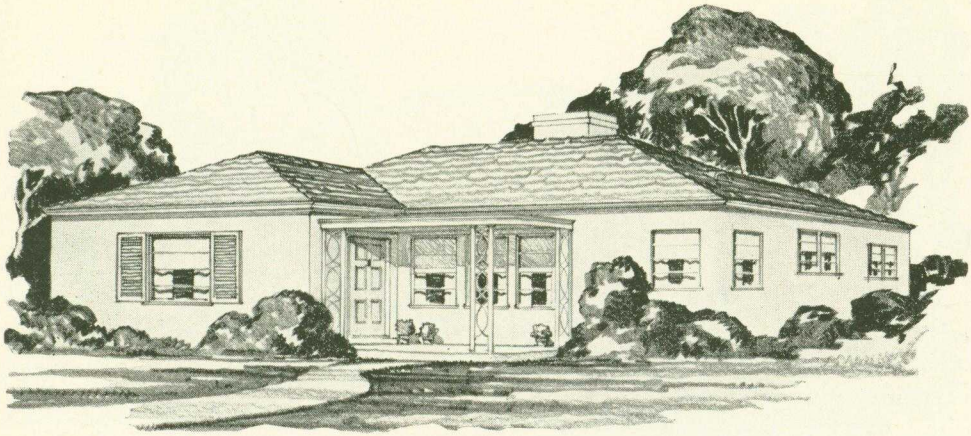
Beauty, efficiency and comfort are revealed in a study of this home. The three bedrooms are well placed and connected to bath by a small hall, and the utility bath on rear porch is an added feature.

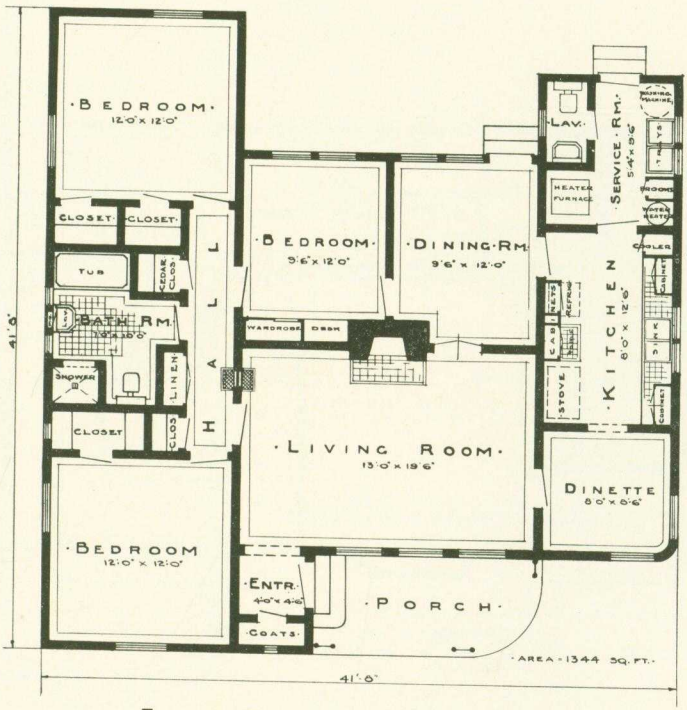




FLOOR PLAN NO. 4421

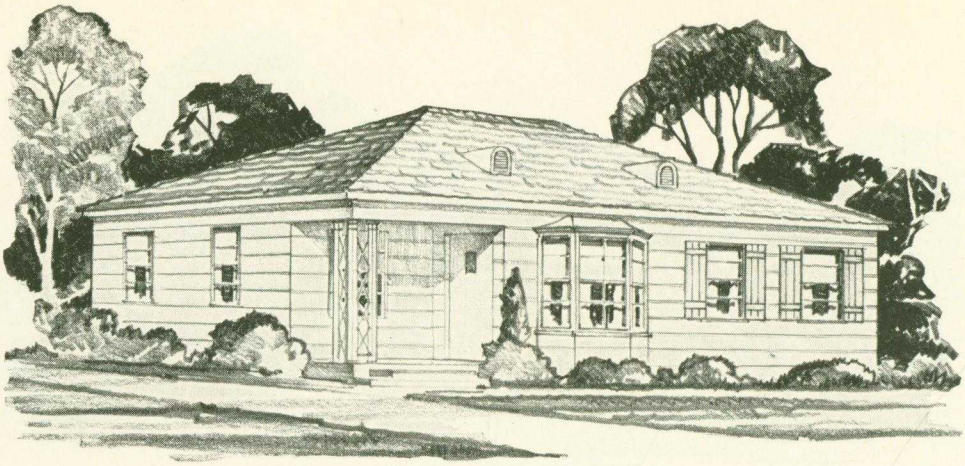
A three-bedroom home in which many practical and interesting features have been incorporated, and the broad lines of the exterior produced by addition of porte cochere adds dignity.

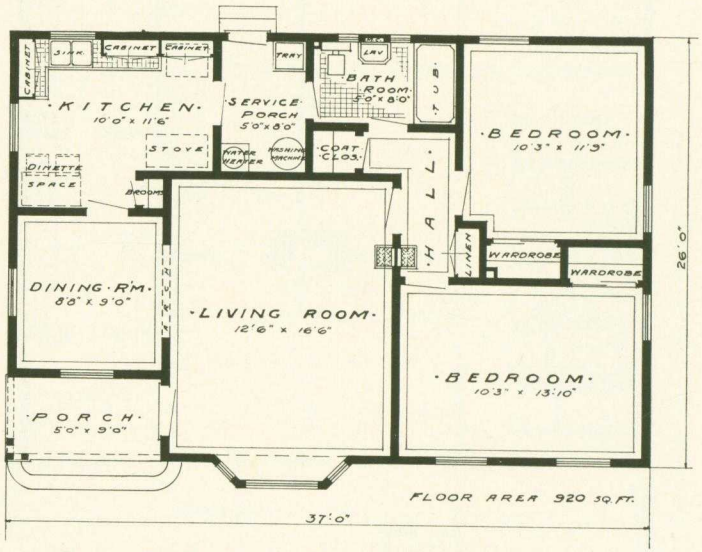




·FLOOR·PLAN·No.·3251·

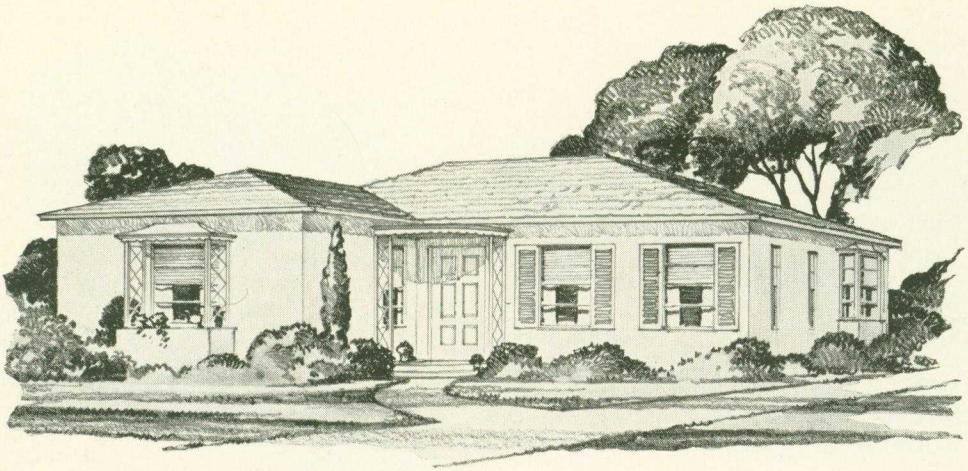
The genuine charm of the exterior with its modern porch and entry, the large friendly living room, three bedrooms each with plenty of closet space and the numerous well placed windows throughout, add much to the popularity of this home.

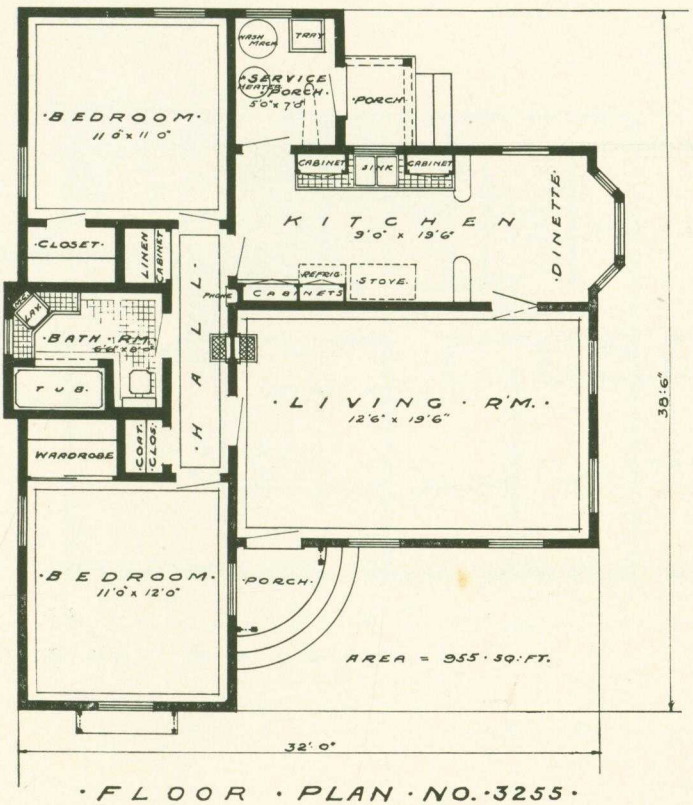




· F L O O R · P L A N · NO. · 3260 ·

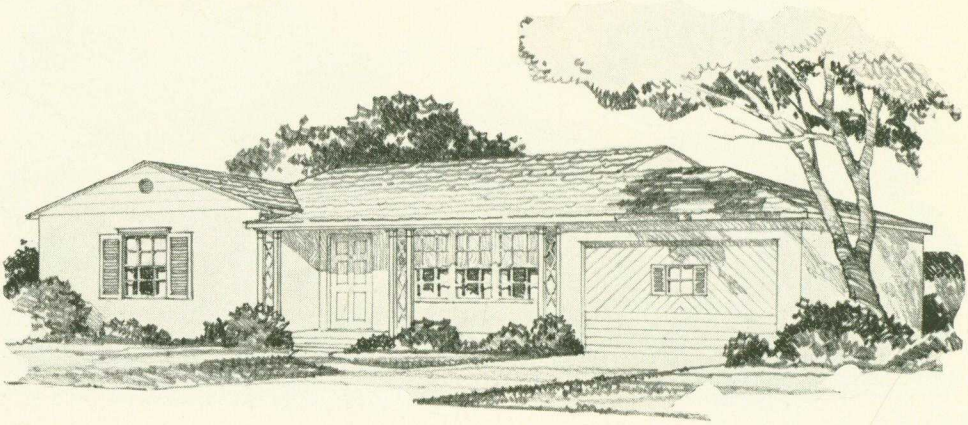
This distinguished looking home with its wide siding exterior, formal shutters and covered corner entry porch, is most friendly and inviting, and a glance at the interior arrangement shows perfect planning.

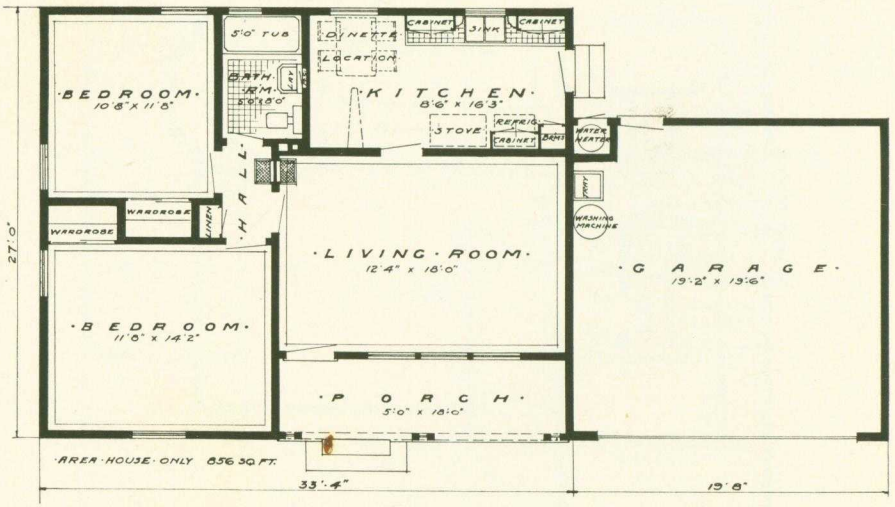




FLOOR PLAN NO. 3255

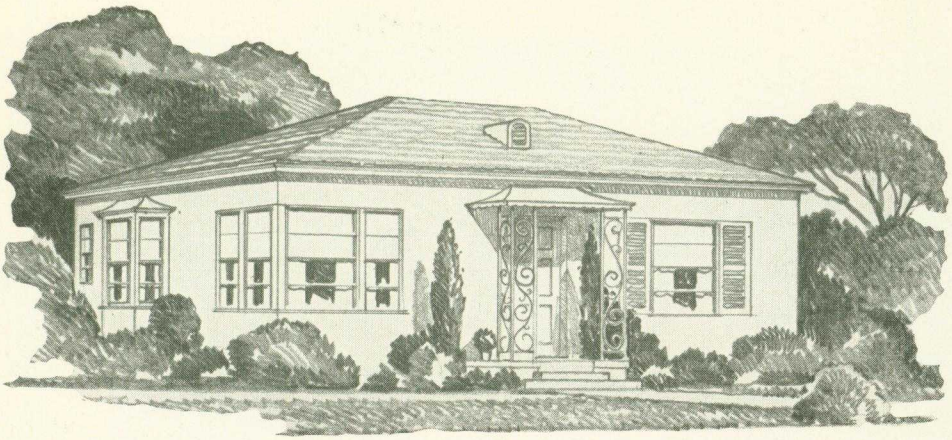
No investment is more likely to pay greater dividends than an attractive, well-planned home. Here careful thought is not only reflected in the beautiful lines of the exterior but in every detail incorporated within.

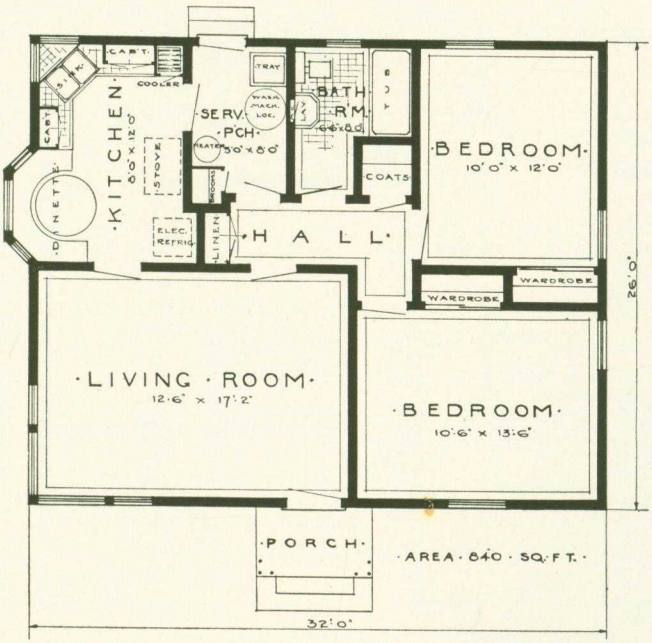




FLOOR PLAN NO. 3263

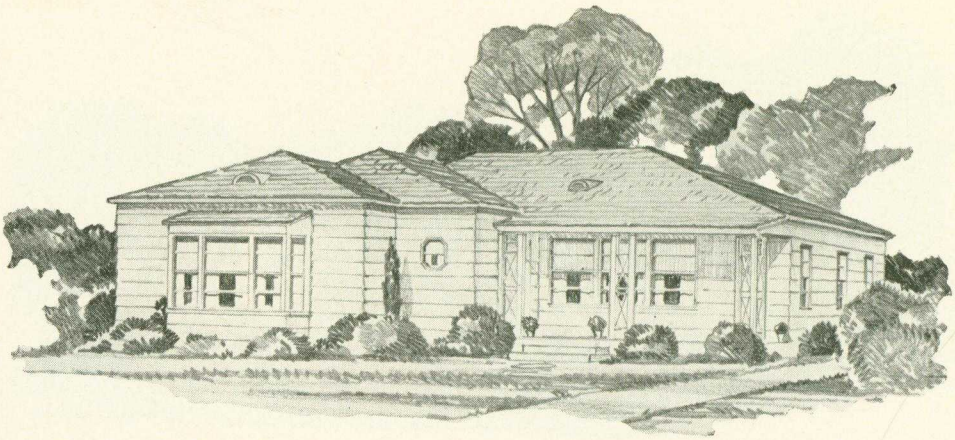
The ever-increasing demand for efficiency in small home planning has resulted in giving more real home value for the building dollar today than ever before. In this plan the addition of garage adds materially to the exterior appearance and reduces building costs.

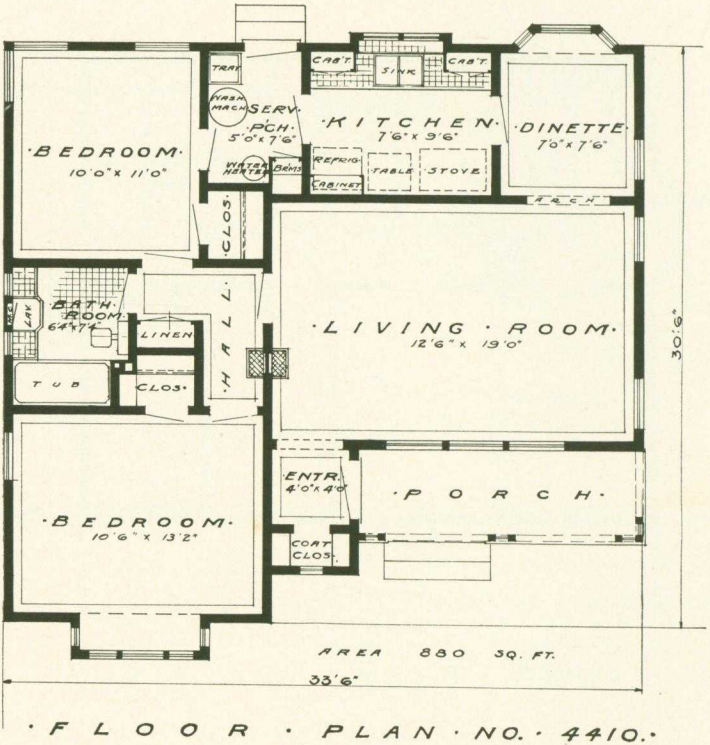




FLOOR PLAN NO. 4419

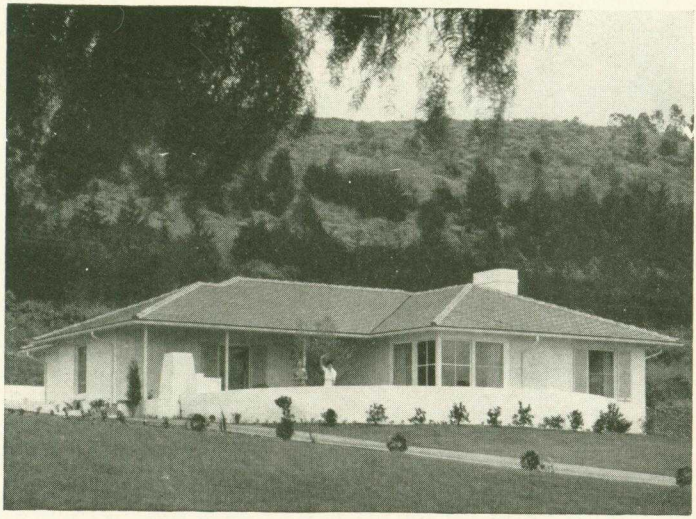
Delightfully modern is this compact little home. The efficiency kitchen with corner sink and dinette in bay, the large airy living room and two well-arranged bedrooms with built-in wardrobe closets, make it an ideal home for the modest budget.





·FLOOR · PLAN · NO. · 4410.·

The practical and many pleasing features housed in this neat little home of wide siding, with its welcoming porch and square bay window, speak for themselves.



A BEAUTIFUL PRIZE-WINNING HOME

The Practical DOUBLE HUNG Window

HAROLD J. BISSNER, Architect
Pasadena, California

☆

The Desirable DOUBLE HUNG Window

The Windows Are Double Hung Equipped with

ACME-TWIN SASH BALANCES

This excellent article of builders' hardware is preferred and demanded by those who know and want the best.

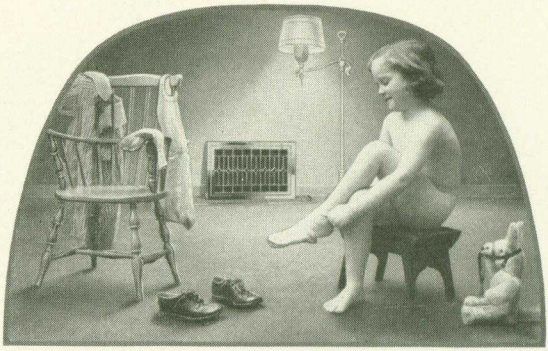
☆

They cost no more than those of lesser quality and we are proud to guarantee them.

THE ACME SPRING SASH BALANCE COMPANY

1626 LONG BEACH AVE., LOS ANGELES

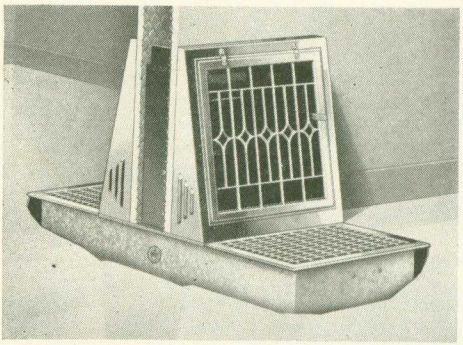
. . . Real Home Comfort . . .

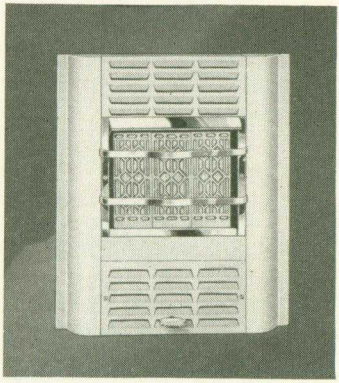


with MISSION FLOOR FURNACES and WALL HEATERS

• YOU'LL have no heating problems in your new home if you install Mission Floor Furnaces or Wall Heaters . . . Floor Furnaces are made in three types: Floor, Single Wall and Dual Wall. Cut below shows a typical Dual Wall installation. Note that one heating unit takes care of two rooms . . . Thermostatic control if desired . . . Write for Catalog.

• MISSION Wall Heaters (below) are attractively modern in design, and finished in four light shades of baked enamel and two metallic colors . . . Four convenient sizes, with 2, 3, 4 and 5 radiants.





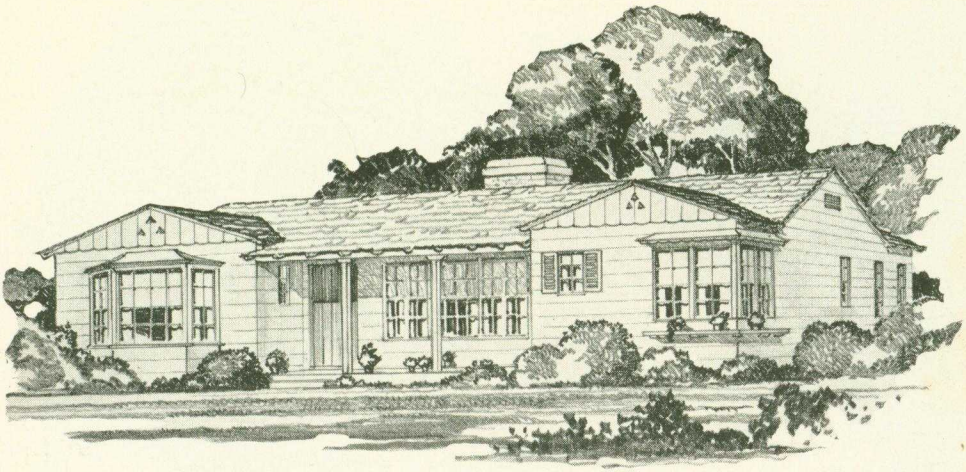
"Mission Water Heaters—Dependable as the Padres"

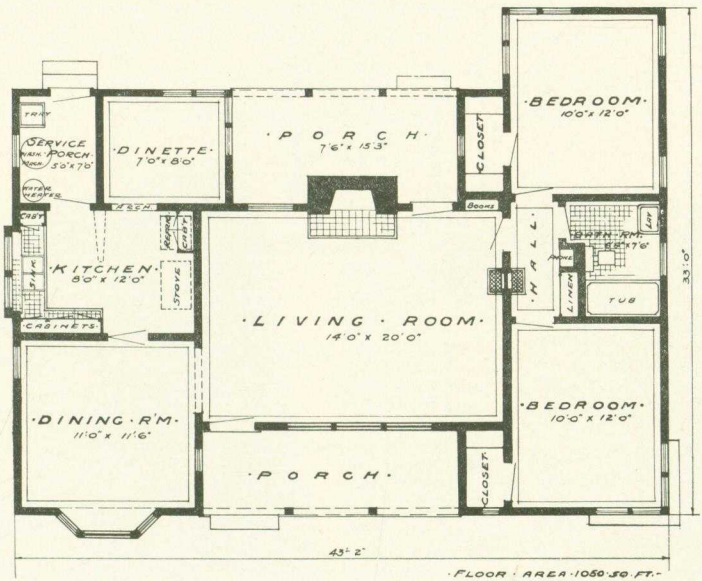
MISSION WATER HEATER COMPANY

Headquarters: 7101 McKinley Ave. TWinoaks 1164 Los Angeles, Calif.

SAN FRANCISCO • OAKLAND • SAN JOSE • FRESNO

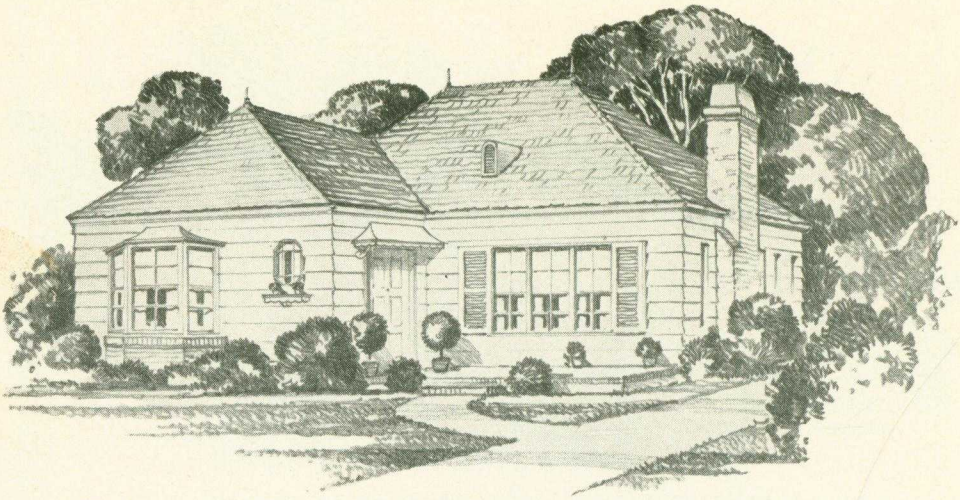
SAN DIEGO • ALBUQUERQUE • FT. WORTH

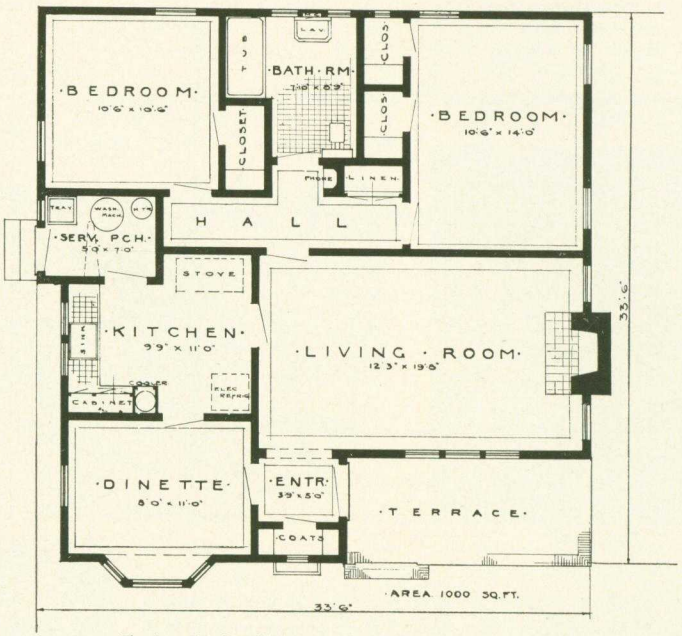




·F L O O R · P L A N · NO.·3254·

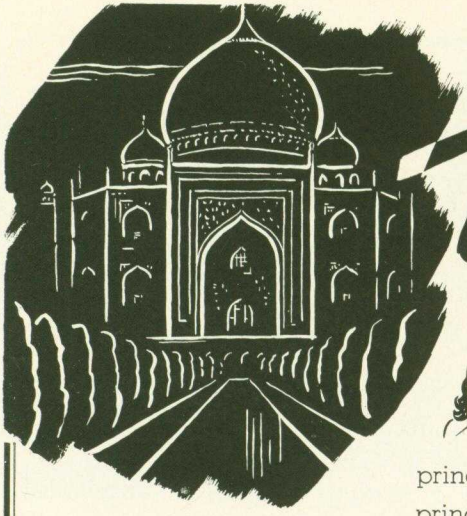
The large centrally located living room opening onto patio porch, the numerous windows flooding each room with light, and the broad siding on the exterior, all contribute toward making this an ideal home.





FLOOR PLAN NO. 4416

This French Provincial home of frame is most imposing, and the promise of the exterior is revealed in the well-balanced floor plan, where exceptionally good taste has been used in the planning.



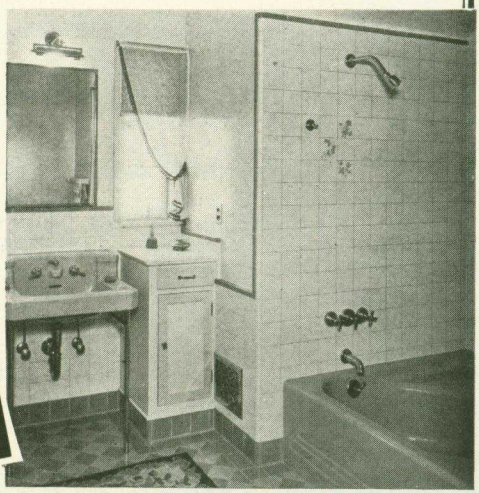
THE *Real Thing* ENDURES!

The glorious Taj Mahal was built centuries ago in mystic India by a reigning prince, in memory of his beloved princess. Significantly, the builders chose **Real Tile** as a basic material. They knew it would last throughout the ages.

TODAY intelligent, far-sighted home-owners specify REAL POMONA TILE in kitchens, baths, patios, floors and elsewhere, because they, too, know it will **last!** REAL Pomona Tile is easily within the reach of all who desire **permanence** and **superb beauty** in their homes.

Only REAL Pomona Tile Has All These Advantages

- Absolutely fireproof
- Surface immune to cigarette burns
- Practical for use on floors, walls, ceilings
- Colorfast for life
- Waterproof, stainproof, easy-to-clean
- True color balance
- Pat. "Space-Rite" feature assures permanence

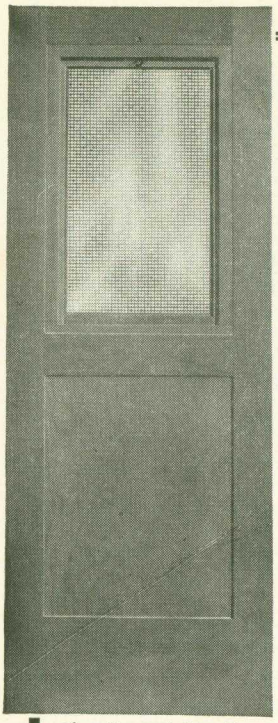


POMONA TILE MANUFACTURING COMPANY

629-33 N. LA BREA AVENUE • LOS ANGELES

135TH TENTH STREET—SAN FRANCISCO
PLANT: POMONA, CALIFORNIA

6106 ROOSEVELT WAY—SEATTLE
MINES: DEATH VALLEY



BUILD FOR THE *FUTURE*

with

"WEST COAST" DOORS

THEY'RE TAILORED TO YOUR HOME

Skilled workmanship, precision equipment and quality materials . . . three vital factors in the construction of WEST COAST DOORS! Tailored to fit any style of architecture, these sturdy, dependable doors are built to give lasting performance — COMFORT — CONVENIENCE and ECONOMY!

MISS HOLLYWOOD...

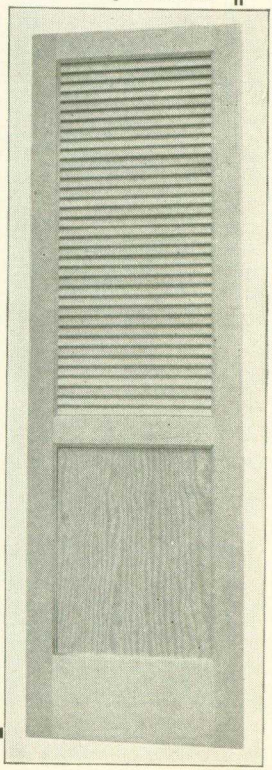
Combination Screen and Metal Sash Door—a ventilating screen door . . . a sash door . . . a permanent outside door—**All 3 in 1!**

Discriminating home-owners have chosen Miss Hollywood for its outstanding performance and economy. **Performance** . . . because no other door of its type has the **Exclusive Patented Features** found in this famous door . . . a pullman type metal sash, adjustable to eight positions by a touch of the finger tips, gives you controlled ventilation . . . sash unit may be removed, glass and all, for ease in cleaning . . . adequate weatherstripping effectively seals out dust, rain, and cold when sash is raised and locked. **Economy** . . .there is a definite saving on "extra" screen doors—their fitting, hanging, hardware, painting and replacement. **Miss Hollywood is a Permanent Outside Door . . . Built to Endure!**

West Coast Louvre Doors

Blending perfectly with any style of modern interior design, West Coast Louvre Doors have found ready acceptance in homes of today throughout the west. Of hardwood dowel construction, with slats mortised into stiles, these doors guarantee beauty, strength and rigidity . . . assure privacy and complete ventilation wherever used in the home.

If building or modernizing, ask your lumber dealer to show you the complete West Coast line of **Quality Products** . . . you'll find them all to be precision-built of quality materials . . . and, they fit into any building budget.



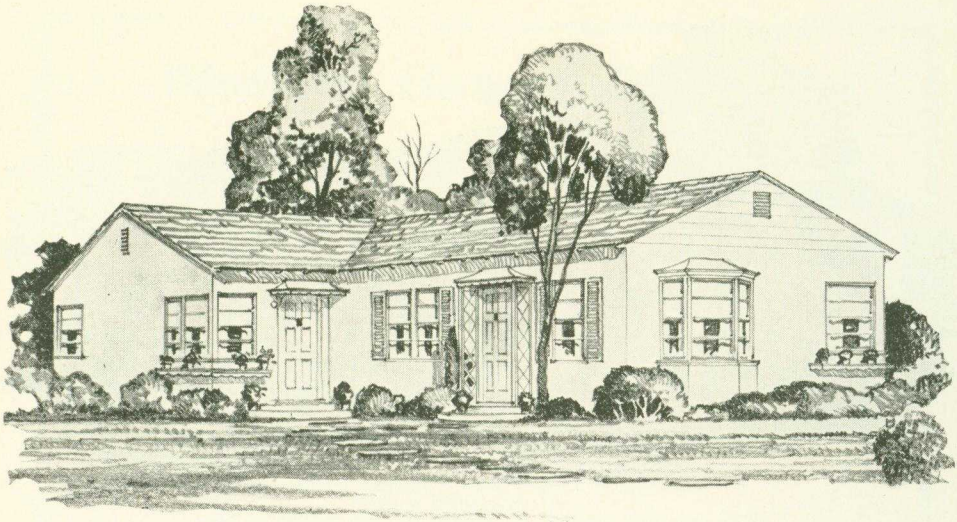
WEST COAST SCREEN CO.

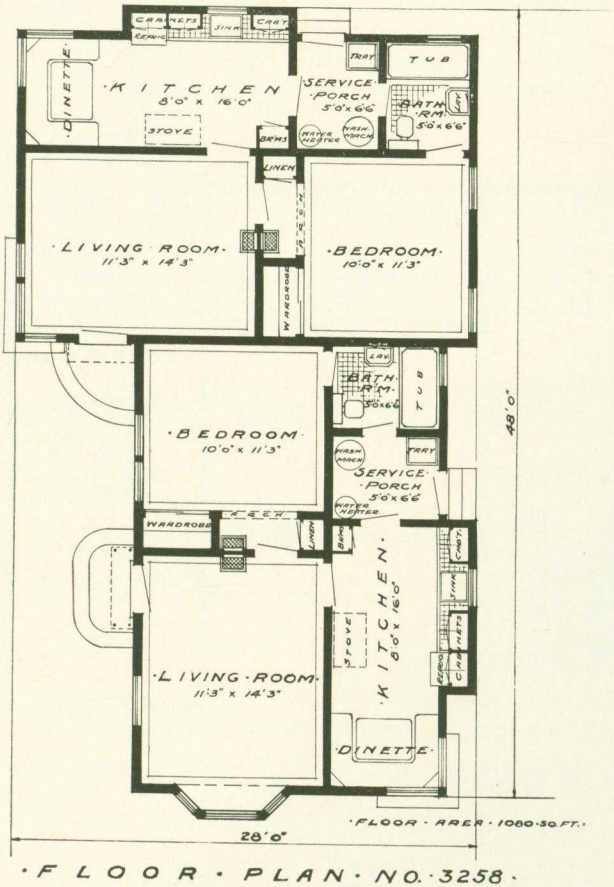
Manufacturers of

Miss Hollywood and Hollywood Junior Combination Screen and Metal Sash Doors—Screens—Screen Doors—C. C. Doors—Louvre Doors.

1145 East 63rd Street

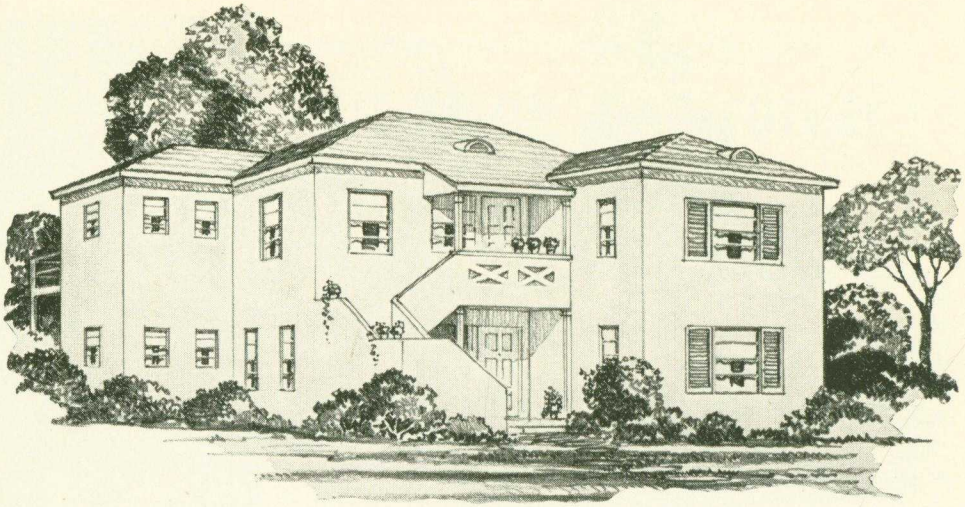
Los Angeles, California **ADams 11108**

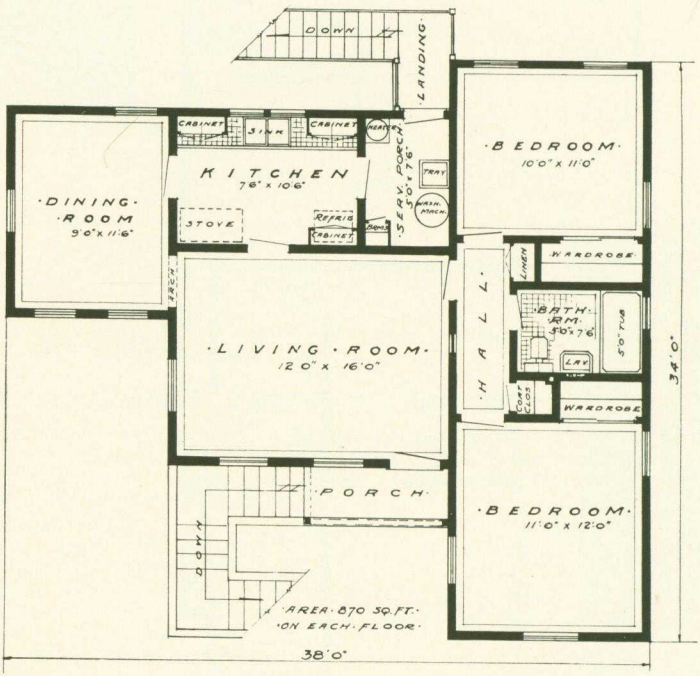




FLOOR PLAN NO. 3258

Here we are featuring an attractive double which can be built on a narrow lot or used as a court unit. Advantage has been taken of the limited space to provide every facility for comfortable living.

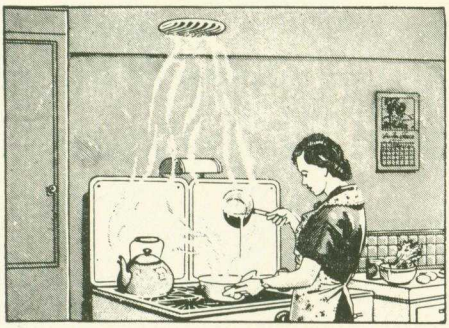




FLOOR PLAN NO. 3264

Thrifty people with moderate incomes will recognize the value of this modern duplex. It will provide a real home as well as an investment, as the rental from one unit would help make the monthly payments.

Modern Homes Require



"BLO-FAN"

—new type fan-and-blower combination electric

CEILING VENTILATOR

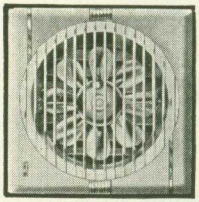
By combining the POWER of a blower with the VOLUME of a breeze fan, "BLO-FAN" gives an efficiency never before obtainable in domestic ventilation. When located over the kitchen range, it forms a hood out of air and catches greasy, steamy cooking odors before they can spread.

"Spot" Ventilation Pays for Itself

Because it is located directly over the source of foul air, "BLO-FAN" saves its moderate cost within a year or two by greatly reducing the expense of cleaning and redecorating.

Other Famous "Pry-an'co" Ventilators

"Pacific Breeze"
reversible sidewall type—10".
non-reversible—10" and 12".
"Atlantic Breeze"
low cost sidewall type—8" and 10".
"Aero"
low cost ceiling type—8" and 10".



"Pry-an'co" RECESSED Chimes

Completely concealed in the wall, behind a handsome grille. Nos. 306 and 307.

PRYNE & CO. Inc.

145 2nd St., San Francisco
1245 E. 33rd St. Los Angeles
1060 Jackson Ave., Long Island City, N. Y.

"Oceans" of Hot Water

FOR YOUR NEW HOME

at Low Cost

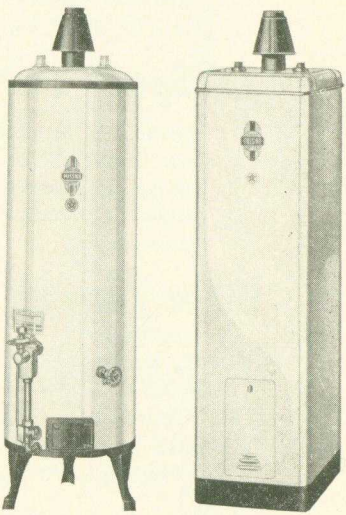
with

MISSION WATER HEATERS

• YOUR FAMILY'S health and comfort depend more upon a constant, dependable supply of hot water than any other factor . . . So be sure, in your new home, to provide this by installing a Mission Automatic Storage Water Heater, which for only a few cents a day will give you oceans of piping hot water whenever you want it . . . Missions are made in a wide range of styles and sizes to suit every budget . . . Your Master Plumber will give you expert advice on the proper-sized Mission to fit your family's needs. Consult him, or write to us for literature and recommendations.

•

• OTHER MISSION PRODUCTS: Mission Floor Furnaces, Mission Wall Heaters and Eversoft Water Softeners.



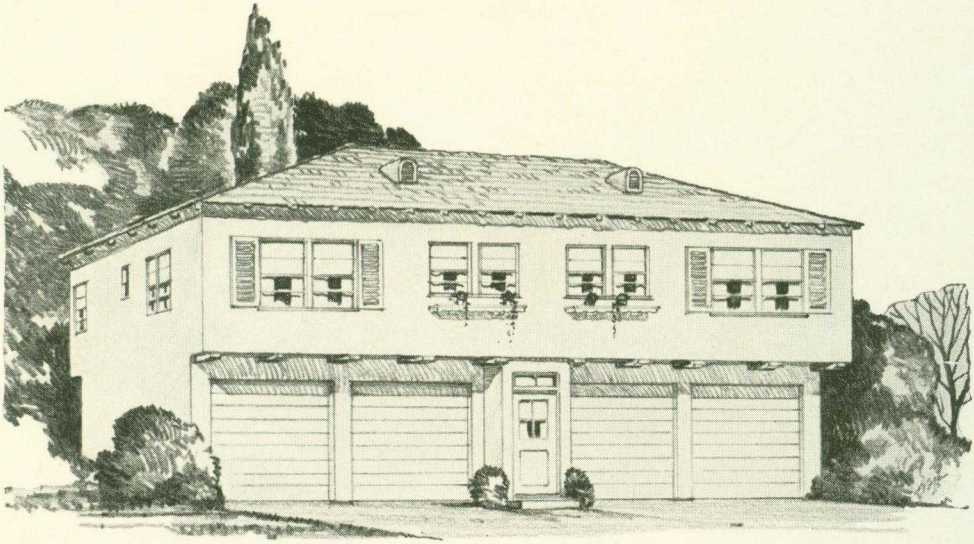
"Mission Water Heaters—Dependable as the Padres"

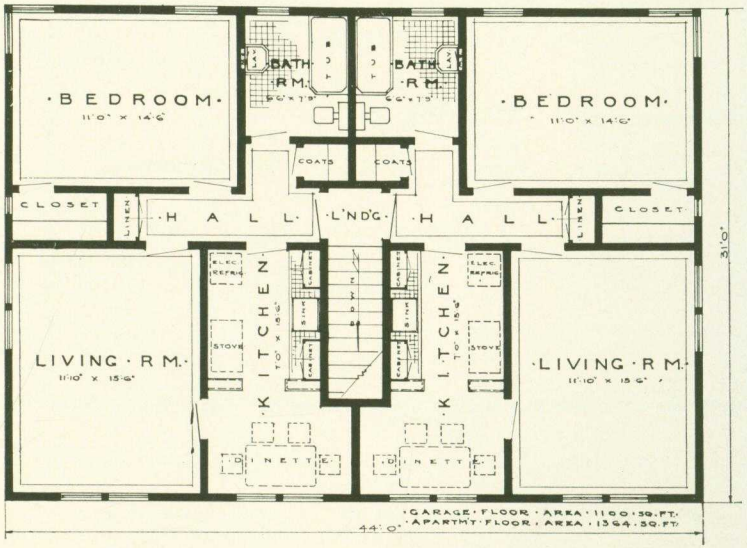
MISSION WATER HEATER COMPANY

Headquarters: 7101 McKinley Ave. TWinoaks 1164 Los Angeles, Calif.

SAN FRANCISCO • OAKLAND • SAN JOSE • FRESNO

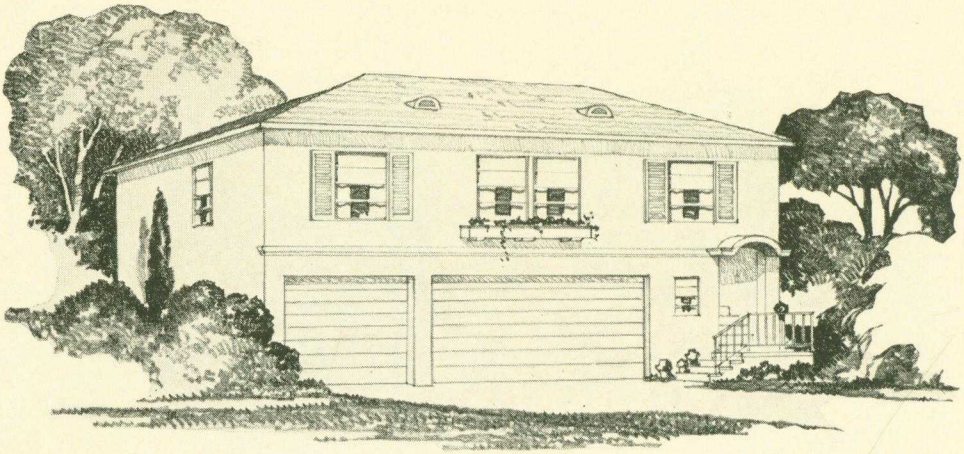
SAN DIEGO • ALBUQUERQUE • FT. WORTH

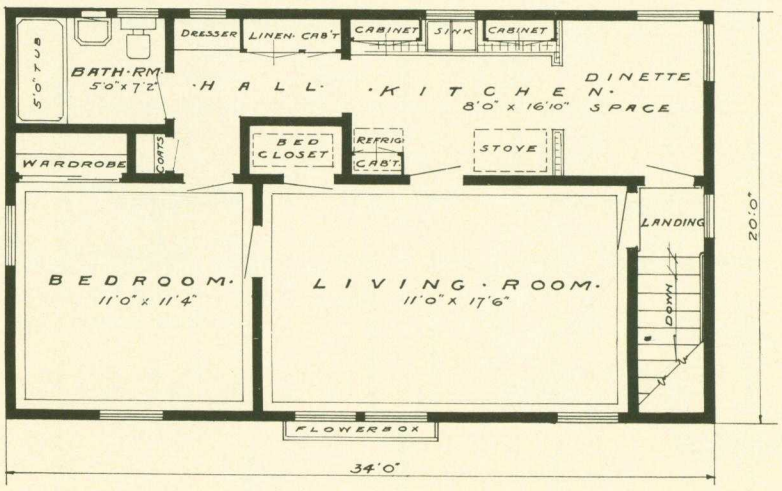




FLOOR PLAN NO. 4420

Where could you find a more wonderful investment? Four garages with two apartments above—each unit designed with a thought toward ultimate comfort and convenience.





·FLOOR·PLAN·NO.·3262·

Most practical and pleasing is this three-garage unit. The attractive entry leads to a large, well-planned apartment where every convenience has been incorporated.

CLEVELAND PUBLIC LIBRARY